

SUBDIVISION CHECKLIST/ZBA		PER SUBDIVISION CHECKLIST/ZBA	
PER PLANNER REVIEW	DATE	PER PLANNER REVIEW	DATE
#2	4/28/14	#1	4/8/14
REVISION		REVISION	

SUBDIVISION SITE PLAN	
LAND OF	
JOSEPH P. & VIRGINIA M. CARBAUGH	
282 SECOND CROWN POINT ROAD	
BARRINGTON, NH 03825	
TAX MAP 203, LOT 7	

BERRY SURVEYING & ENGINEERING	
335 SECOND CROWN POINT ROAD	
BARRINGTON, NH 03825 {332-2863}	
SCALE : 1 IN. EQUALS 50 FT.	
DATE : JANUARY 23, 2014	
FILE NO. : DB 2013-148	

LAND USE OFFICE	
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000-	
KENNETH A. BERRY	L.L.S. 805
DATE	4-28-14

RECEIVED MAY 13 2014

SOIL DATA:

Cto ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES
 Gsb ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
 PdB ~ PAXTON VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
 Sb ~ SAUGATUCK LOAMY SAND
 Wa ~ WHITMAN VERY STONY FINE SANDY LOAM

N/F DOUGHTY, SCOTT & DARLENE TRUSTEE
 C/O S&D DOUGHTY FAMILY REV. TRUST OF 2006
 282 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825
 TAX MAP 101, LOT 76
 S.C.R.D. BOOK 4176, PAGE 773

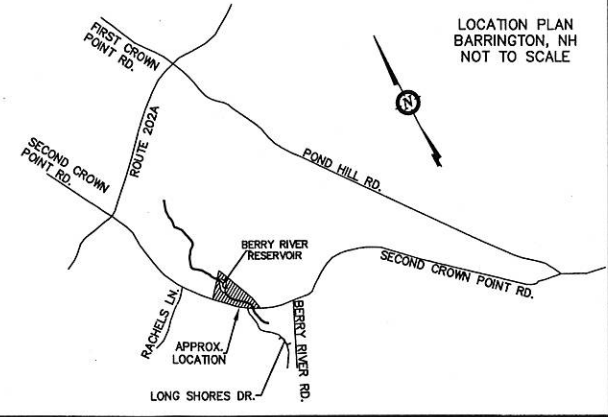
FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



FRAGGLE ROCK ENV. SERVICES
 DAMON E. BURT
 CWS #163

THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: FRAGGLE ROCK ENV. SERVICES, DAMON E. BURT, CWS #163



LOCATION PLAN
 BARRINGTON, NH
 NOT TO SCALE

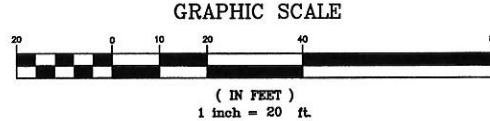
NOTES:

- OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH
 282 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825
- TAX MAP 203, LOT 7
- LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.
- S.C.R.D. BOOK 1893, PAGE 600
- ZONING: GENERAL RESIDENTIAL SETBACKS:
 FRONT - 40.0'
 SIDE - 30.0'
 REAR - 30.0'
 WETLANDS SETBACK ~ 50.0'
 MIN. LOT SIZE
 80,000 Sq. Ft.
 MIN. LOT FRONTAGE
 200'
 50' (BACK LOT SUBDIVISION)
 MAX. BLDG. HEIGHT
 35'
 MAX. LOT COVERAGE
 40%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330178, MAP# - 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330178, MAP# - 33017C0195D, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NH GRID.
- SECOND CROWN POINT ROAD IS 4 RODS WIDE. BOOK 3, PAGE 212 DATED JANUARY 19, 1847 IN STATE OF NH ARCHIVES.
- SEE S.C.R.D. BOOK 798, PAGE 352; THE DEED MENTIONS A 16' WIDE RIGHT OF WAY, ALSO SEE S.C.R.D. BOOK 988, PAGE 34 AND S.C.R.D. BOOK 1903, PAGE 70 CONVEYING RIGHTS AND RELEASING RIGHTS INTO THE RIGHT OF WAY. SEE S.C.R.D. BOOK 2182, PAGE 191 CLARIFYING AND DESCRIBING THE RIGHTS AND LIMITS TO THE RIGHT OF WAY, AND AS WELL AS GIVING RIGHT TO OVERHEAD UTILITIES.
- THIS IS A THREE PAGE PLAN SET. PAGE ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. PAGE TWO SHOWS FULL EXISTING CONDITIONS, AND PAGE THREE SHOWS A 20 SCALE OUT OF THE AREA AROUND THE DRIVEWAY EASEMENT. PAGE TWO AND THREE WILL NOT BE RECORDED.
- ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REPAIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
- ON APRIL 14, 2014 THE ZBA GRANTED A SPECIAL EXCEPTION TO ALLOW THE DRIVEWAY OFF THE ABUTTING PROPERTY.

LEGEND:

- IRON BOUND (FND)
- IRON BOUND (TBS)
- STEEL STAKE (FND)
- DRILL HOLE (FND OR SET)
- GRANITE BOUND (FND)
- UTILITY POLE
- GUY WIRE
- WELL
- TEST PIT
- PAINTED TREE
- STONE WALL
- STONE WALL REMAINS
- BARB WIRE & WOVEN WIRE FENCE
- WETLAND LINE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT
- ISOLATED AREA OF LEDGE
- 35% STEEP SLOPES
- 50' WETLAND DISTURBANCE

LAND USE OFFICE
 MAY 13 2014
 REC'D



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 KENNETH A. BERRY L.L.S. 805 DATE 4-24-14

PER SUBDIVISION CHECKLIST/ZBA	PER PLANNER REVIEW	DATE	REVISION
4/28/14	4/8/14		
#2	#1		

20 SCALE PLAN
 LAND OF
 JOSEPH P. & VIRGINIA M. CARBAUGH
 282 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825
 TAX MAP 203, LOT 7

BERRY SURVEYING & ENGINEERING
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